



# Pianoforte Road

Road, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Pianoforte Road

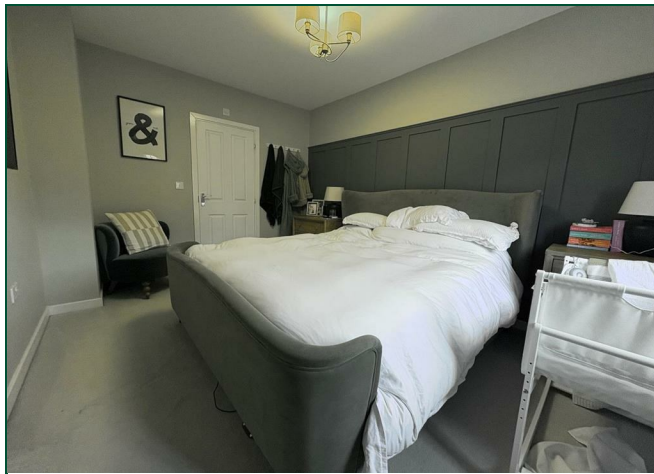
Road  
NN7 2QL

Price  
£375,000

A well appointed three bedroom detached family home finished to a high standard. Offered for sale with no onward chain, the property is situated in the desirable village of Road which offers a range of local amenities including a primary school, independent shops, restaurants and a village pub. The property also benefits from excellent transport links with the A508 and M1 within easy reach.

The accommodation comprises entrance hall, cloakroom/WC, spacious sitting room with French doors to the rear garden and a modern kitchen/dining/family room with integrated appliances and French doors with access to the rear garden. To the first floor are three good size bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a front garden and off road parking for two vehicles to the side leading to a half converted garage allowing access for storage. The other half has been fully converted to an outdoor gym however can be used as an office/study. The enclosed rear garden is laid mainly to lawn with patio area and private decked patio. Further benefits include gas radiator heating and double glazing. (A/954/M)

- Three bedroom detached home
- En-suite to master bedroom
- Kitchen/dining/family room'
- Gas radiator heating
- Enclosed rear garden
- Off road parking and part converted garage



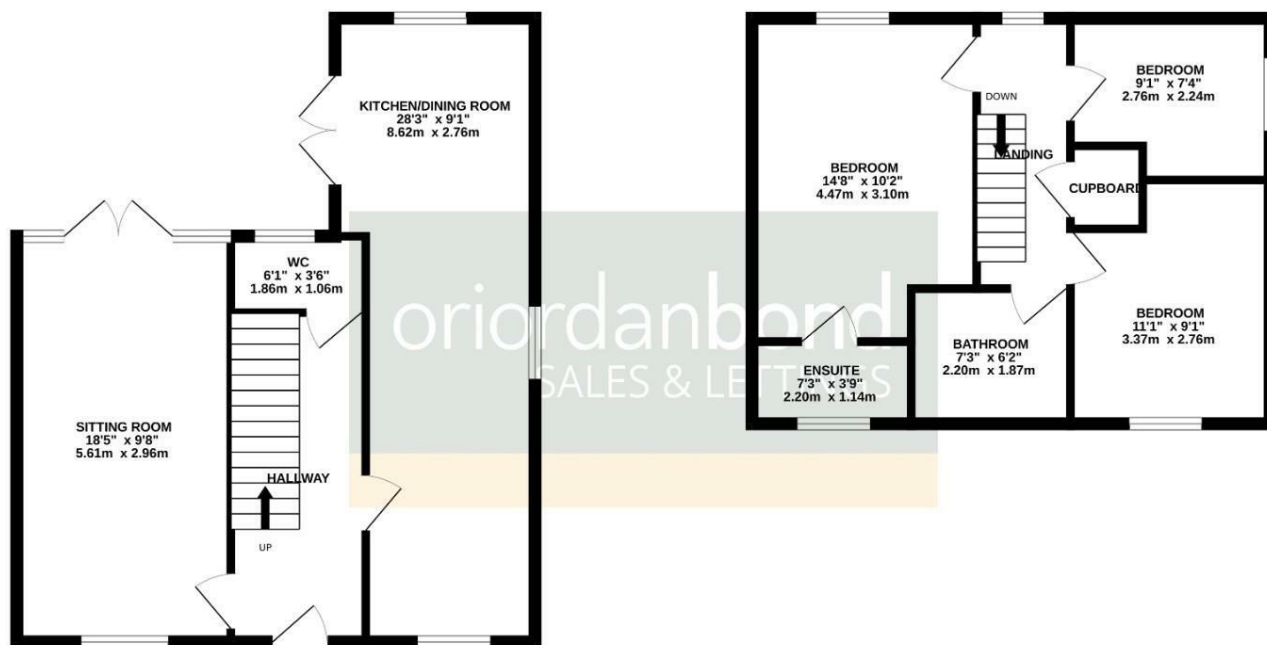






GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Grange Park Sales**  
01604 432007

grangepark@oriordanbond.co.uk

